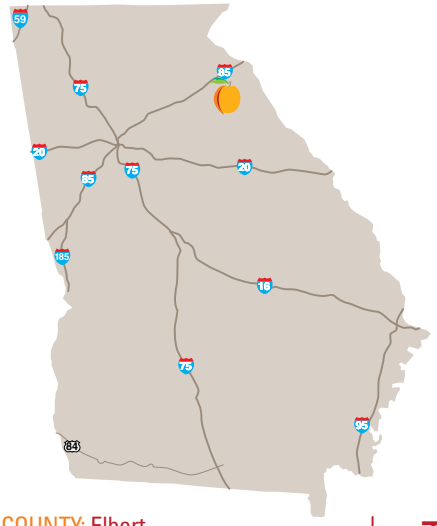


Elberton GEORGIA

A MEAG Power Community*

COUNTY: Elbert
COUNTY POPULATION: 19,642

PRO-BUSINESS

Advanced Telecommunications Capabilities

Local Technically Trained Workforce

Various Tax Relief Incentives

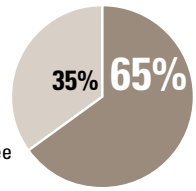
Highest Job Tax Credits

Certified ACT Work Ready Community

100% Freeport Inventory Tax Exemption

Opportunity Zone Status (Tier 1 Job Tax Credits Available)

MIX OF DELIVERED ENERGY



Technology-minded businesses, both domestic and international, find Elberton to be the perfect location. High-speed internet capabilities, including the city's own broadband system, mean communication possibilities are unlimited for organizations who come to this progressive community.

ROAD, RAIL AND RUNWAY ACCESS

- Strategically located between I-85 and I-20
- Crossroads of highways 72, 17 and 77
- Serviced by Norfolk Southern and CSX
- Local airport with 5000-foot lighted, asphalt runway

GENEROUS TIER 1 JOB TAX CREDITS

- Over 100,000 workforce within 30 minutes
- Local Department of Labor Career Center
- Certified ACT Work Ready Community

BROADBAND SYSTEM CONNECTED TO 1500 MILES OF PUBLIC FIBER

LOCAL TECHNICAL COLLEGE

- Classes in diesel mechanics, welding, industrial systems technology, machine tool technology, electrical construction and maintenance
- New $5 million Industrial Technology Building
- Free Quick Start custom job training

ACCESS TO KEY MARKETS, RESEARCH CENTERS, COLLEGE GRADUATES

- Perfectly situated to serve Atlanta and Greenville, SC
- Short 32 miles to University of Georgia research facilities
- Tri-County Technical College 38 miles away
- Clemson University 50 miles away

MEAG POWER

Elberton, Georgia

A MEAG Power Community*

WELL-EQUIPPED 120-ACRE INDUSTRIAL PARK

- Construction financing assistance
- Underground facilities in place, including fiber optic cable
- Within city limits; near technical college
- 80,000-square-foot new facility for multiple uses

MORE THAN ADEQUATE RESOURCES

- Latest fiber communications technology
- Abundant water
- Generous sewage capacity
- Electricity, natural gas, water/sewer and telecom are community-owned and maintained

CITY SITS ATOP LEXINGTON-OGLESBY BLUE GRANITE BELT

- 2-3 miles deep
- 15-25-mile breadth

VIBRANT LIFESTYLE

- One of the oldest and most historical cities in Georgia
- Comprehensive Urban Redevelopment Plan in place
- Beautiful surroundings
- Lakes for boating, fishing and swimming
- Progressive local government
- Renovated, thriving downtown
- Hiking, hunting and golf
- Elbert Memorial Hospital
- Affordable housing

RIGHT HERE RIGHT NOW

Bubba Foods

Hailo

Moeller Tech, LLC

Monument Warehouse

Nauture's Harmony Farms

Pilgrim's Pride Corporation

Southeastern Power Adminstration

*MEAG Power (Municipal Electric Authority of Georgia) is one of the country's largest nonprofit public power organizations, with more than $8 billion in assets and 2069 megawatts of capacity. More than half of the energy mix MEAG Power delivers to its communities is emissions-free and environmentally friendly.

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